



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z1125-0431
REQUEST FOR: Planned Development – Light Commercial
CASE MANAGER: Carolyn Horner, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 9, 2026
City Council: Monday, April 6, 2026

GENERAL INFORMATION

Applicant: Song Widdon, PLLC on behalf of Prosperity Fire Protection
Requested Action: Rezone from North Gus Thomasson Corridor District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards.
Location: 2909 Live Oak Drive

PLANNING AND ZONING ACTION

Decision: On March 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4-1, with Commissioner Chenault dissenting.

SITE BACKGROUND

Platting: The property is unplatted and requires platting.
Size: ~0.98 acres
Zoning: NGTC, North Gus Thomasson Corridor
Future Land Use: Gus Thomasson Corridor Special Planning Area
Zoning History: 1954: Annexed into City of Mesquite, Zoned Residential.
1955: Rezoned to LR, Local Retail
1973: Rezoned to GR, General Retail
2008: Rezoned to North Gus Thomasson Corridor (NGTC) District

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and EXISTING LAND USE. Rows include NORTH, SOUTH, EAST, and WEST, all with NGTC zoning and corresponding existing land uses like Office Park, Office Building, Service Station, Crossroads Village Apartments, and Service Station.

CASE SUMMARY

The applicant proposes a change of zoning of the property located at 2909 Live Oak Drive, from North Gus Thomasson Corridor to Planned Development – Light Commercial, for Prosperity Fire Protection to operate its service headquarters, warehouse, and screened outdoor storage uses on property owned by America Properties LLC. Prosperity Fire Protection is a locally based fire protection contractor specializing in fire suppression systems and related safety services. The company obtained a certificate of occupancy to occupy the subject property in May 2025 for office use only. However, they wish to also utilize the building for light equipment maintenance, and interior storage of fire protection materials, including sprinkler heads, piping, valves, fittings, and associated components along with an outdoor storage yard.

The proposed Planned Development (PD) will allow outdoor storage, in addition to office and other uses allowed in the Light Commercial Zoning District. The outdoor storage items will consist of two or three company trucks (such as pickup trucks), two trailers (the type hauled by the pickup trucks), and bundles of sprinkler system piping material, and will be screened by an 8-ft tall solid fence with (Attachment 8) and the inventory will be stacked no higher than 7.5 feet.

The NGTC is a form-based code where the intent is to encourage redevelopment of the Gus Thomasson corridor with compact, pedestrian-oriented, and mixed-use developments. The City has made significant infrastructure improvements along the 4400-4500 block of Gus Thomasson (known as the Thomasson Square Project) to improve pedestrian access and connectivity in the surrounding area. While the proposed rezoning would remove the property from the NGTC District, it would further allow office uses and warehouse operations with an outdoor storage yard with modified development standards.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the Gus Thomasson Corridor Special Planning Area. The *Plan* envisions this special planning area as "a revitalized neighborhood commercial center with a mix of uses to serve the surrounding neighborhood. The new corridor will feature a mix of new development and redevelopment that complements the character of the district and brings new life to the once-thriving commercial center."

STAFF COMMENTS:

The proposed PD to allow Prosperity Fire Protection to occupy a vacated building in the Gus Thomasson Corridor could further the Plan's vision of the area. Locating Prosperity Fire Protection at this site could allow for much-needed reinvestment in the area, including improvements to the landscaping, screening and updating the building to meet current building code.

The City has hired a planning consulting firm that is conducting a corridor study called the North Gus Thomasson Corridor Study which is expected to be completed in summer 2026. The corridor study is expected to provide further insights and recommendations on land uses and zoning for the Gus Thomasson Corridor which encompasses property along the Gus

Thomasson Road from northern city limits to North Mesquite Drive and encompasses the subject property. This proposed PD-LC might or might not be in line with the to-be-determined-vision of the Corridor.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed Planned Development promotes the public health, safety, and welfare by encouraging commercial development on an abandoned site. The applicant will bring the site into compliance with the current code.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed amendments do not conflict with the Mesquite Comprehensive Plan, which calls the subject property as part of the Gus Thomasson Corridor Special Planning Area. However, as noted previously, the subject property and surrounding properties are included in the North Gus Thomasson Corridor Study which may provide further insights on future land uses.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2025–2026 Strategic Goal 4.1 to promote investment in new and existing businesses. This proposed Planned Development allows for redevelopment options along this corridor.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: The subject property is currently unused, and the applicant and operator on the site will bring the site up to current code, including platting, landscaping, and parking.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: The proposed PD is designed to be compatible with the existing uses and zoning of nearby properties by incorporating screening requirements for the proposed outside storage area, updating landscape to current code standards, such as solid screening with tree and shrub buffers, and providing office and warehouse uses on an abandoned site. The proposed office use is similar to the neighboring office and office park uses, and the warehouse with outdoor storage uses are similar to the service station uses, in that vehicles will be coming in and out of the site, with outside interactions with employees and customers.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The NGTC zoning surrounding the site contains multiple existing uses, including office, service station, and multi-family. The area is not being actively redeveloped at this time, and the proposed use is like the existing uses in the area.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The property is currently zoned with North Gus Thomasson Corridor (NGTC). The proposed PD-LC will change the zoning to allow screened outside storage for items such as company vehicles, two small work trailers, and bundles of steel pipes, which would not be allowed in the NGTC zoning district. The existing building would be repurposed to house an office and interior storage of smaller items, rather than remaining vacant.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: Existing public facilities, including roads, water, and sewer infrastructure, are available for the developer to update on the subject property as needed to support the proposed development.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD district offers a greater level of public benefit compared to the lack of development under the existing zoning district by increasing screening and landscape buffers along the public street, recycling an existing building

for a new use, rather than demolishing it, screening the outside storage with a solid wall, and upgrading the utility connections.

The proposed user has worked with the City of Mesquite Fire Marshal's office to verify that the existing fire protection on site, plus the new improved fire lane, are compliant with the current fire code.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: These proposed standards demonstrate how repurposing the existing building into an office with warehouse with outdoor storage and enhanced screening is an improvement in quality over the previous use of a warehouse or being vacant.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments currently.

CONCLUSIONS

ANALYSIS

The applicant's proposed development will provide office and warehouse space. The request will be for a single tenant redevelopment of a vacant site. The PD includes stipulations, which limit the amount of outside storage, ensure solid screening is provided, and regulate the on-site parking of work trucks and trailers. All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance.

Staff presented information about the ongoing North Gus Thomasson Corridor study, and that this property is within the boundaries of that study. The results of the study are expected to be presented to the City Council this summer. Staff noted that this request may not be in line with the results of the Corridor study; however, Staff also notes that the Corridor study may find that this specific area of the Corridor is the best use for this proposed tenant.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the modified development standards and concept plan in the PD for the property at 2909 Live Oak Drive could be warranted, as it is in line with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. However, the Commission should be aware that the subject property falls within the boundaries of the ongoing North Gus Thomasson Corridor Study, the

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results of which are expected to be presented to City Council in summer 2026. The outcome of that study may or may not support the proposed use for this location. The Commission may wish to consider whether to act on the request at this time or defer action until the corridor study is complete. If the Commission recommends approval, Staff suggests that all stipulations in Exhibit B – Development Standards (Attachment 8) along Exhibit A – Legal Description (Attachment 7) and Exhibit C – Concept Plan (Attachment 9) be adopted with the ordinance.

PUBLIC NOTICE

City staff mailed notices to all property owners within 200 feet of the subject property. As of March 6, 2026, City staff has received zero returned notice opposing the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description
8. Proposed Planned Development Standards and Summary
9. Concept Plan
10. Returned Public Notice (if any)

Aerial Map



2909 Live Oak Drive
Z1125-0431



Subject Property






ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

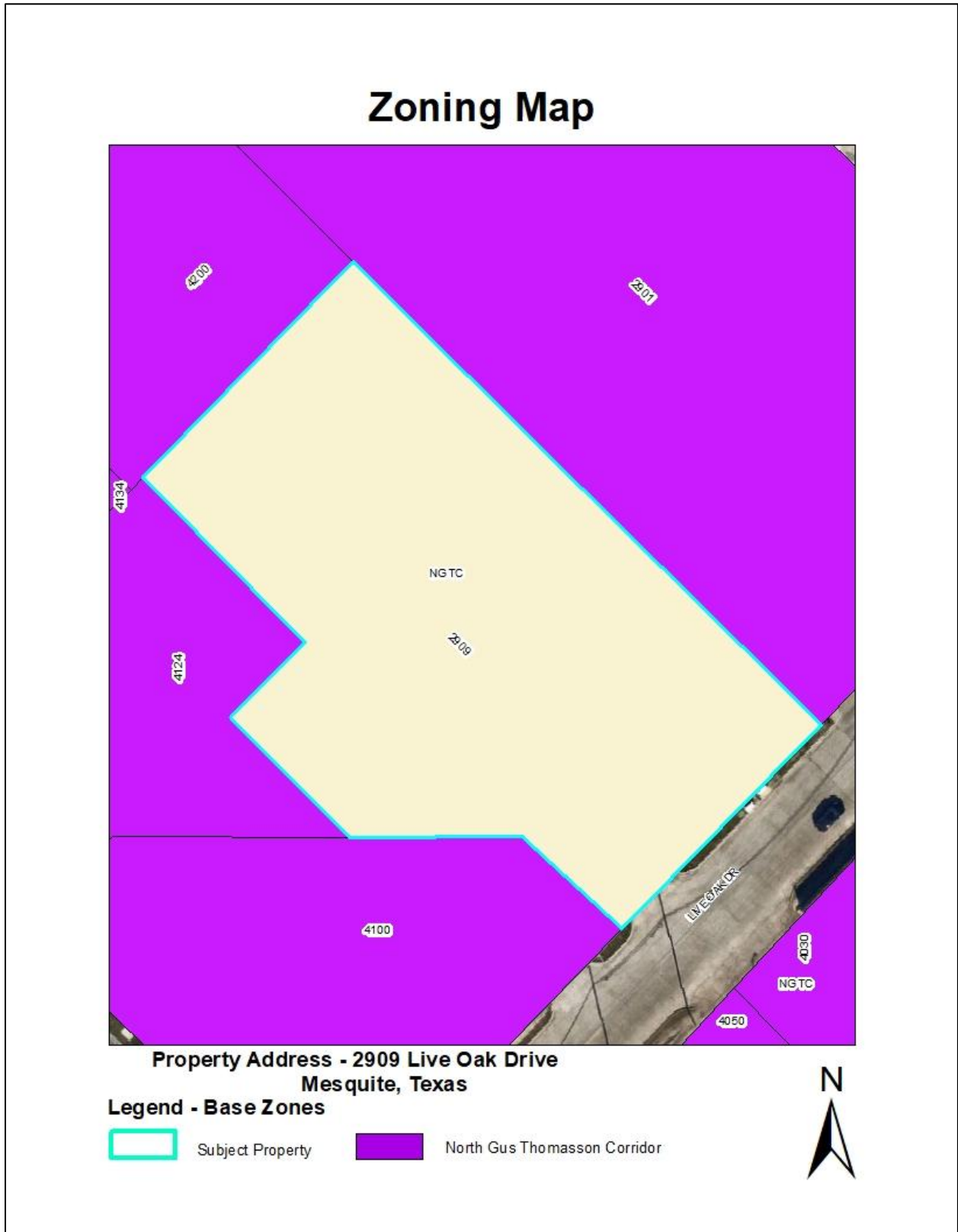


Applicant: Prosperity Fire Protection
Location: 2909 Live Oak Drive
DCAD: 65146125110030000
Request: Change NG TC to PD with Outside Storage

- Legend**
-  Subject Property
 -  Required Notices
 -  Courtesy Notices

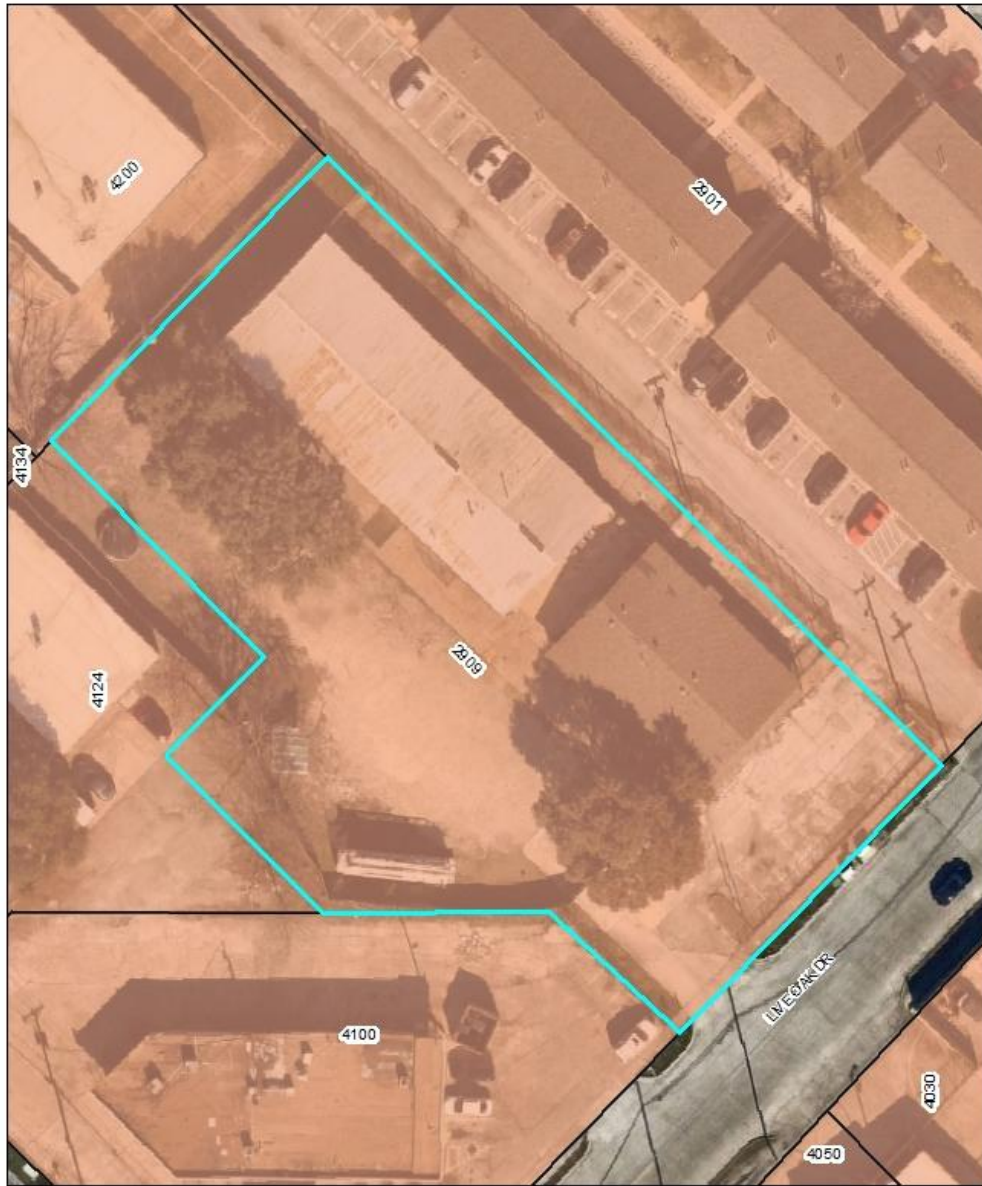


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Location: 2909 Live Oak Drive

	Subject Property		Gus Thomasson Corridor
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ATTACHMENT 5 – SITE PHOTOS



Subject property facing east from Live Oak.

ATTACHMENT 6 – APPLICATION MATERIALS



MESQUITE
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City of Mesquite
Zoning Change
Packet

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

Completed Application Statement of Intent and Purpose Zoning Exhibits A & B

Owner Authorization (page 6) Application Fee* (\$1,000 plus \$15 per acre for properties one acre and over)

*An additional fee may apply if a change to the Mesquite Comprehensive Plan is required.

Property Information

General Location: North side of Live Oak Dr., West of Big Town Blvd

Physical Address: 2909 Live Oak Drive City, State: Mesquite, Texas

Zip Code: 75149

Platted: Yes No (If yes, fill in information below. If not platted a metes and bounds description is required)

Subdivision: T. Thomas Abst. 1461 Block: 251 Lot: TR 3 (ACS 0.977)

Applicant Information – The person filling out the application

First Name: Alfonso Last Name: Salas

Phone Number: 214-528-8400 Email Address: a.salas@prosperityfptx.com

Company Name: Song Whiddon, PLLC

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in the information below)

First Name: America Properties LLC Last Name: _____

Phone Number: _____ Email Address: _____

Mailing Address: 4015 Oak Arbor Dr. City, State: Dallas, Texas
(If different from physical address)

Zip Code: 75251

Requested Action

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ATTACHMENT 6 – APPLICATION MATERIALS

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural R-1 – Single Family R-1A – Single Family R-2 – Single Family
 R-2A – Single Family R-3 – Single Family D - Duplex Multifamily (less than 25 dwelling units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Non-Residential Zoning Districts

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

Change district classification to: (Select all that apply)

Residential Zoning Districts

- AG - Agricultural R-1 – Single Family R-1A Single Family R-2 Single Family
 R-2A Single Family R-3 Single Family D - Duplex Multifamily (less than 25 dwelling units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Note: Zero Lot Line Dwellings, Patio Homes, Townhouse Dwellings, Other Attached Dwellings (3-plex, 4-plex), Mobile Home Parks, and Multifamily Districts, all require a Planned Development. See the Planned Development application ([LINK](#)).

Non-Residential Zoning Districts

- O -Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C - Commercial I - Industrial
 CV - Civic
 Other: _____

Prosperity Fire Protection – PD Rezoning | 2909 Live Oak Drive, Mesquite, TX

Planned Development Standards and Summary

Property: 2909 Live Oak Drive, Mesquite, Texas
Applicant/Owner: Prosperity Fire Protection
Prepared by: Song Whiddon PLLC

Purpose and Intent

The purpose of this Planned Development (PD) district is to allow Prosperity Fire Protection to operate its fire protection services headquarters with accessory warehouse and screened outdoor storage uses. The PD is intended to provide flexibility for light commercial operations related to fire protection services while ensuring compatibility with adjacent commercial and office properties through enhanced screening, landscaping, and limited operational hours. All development and operations shall comply with the approved site plan and applicable City of Mesquite ordinances.

Base Zoning District

Light Commercial (LC) – modified through PD standards to allow outdoor storage and related service operations as specifically depicted and limited on the approved site plan.

Permitted Uses

- Office and administrative functions related to fire protection services.
- Indoor storage of tools, vehicles, and materials used for fire protection system installation and maintenance.
- Limited outdoor storage of service vehicles and larger equipment that cannot be stored indoors, subject to screening requirements and limited to designated outdoor storage areas shown on the approved site plan.

Prohibited Uses

- Heavy manufacturing or fabrication.
- Salvage operations or contractor yards not directly related to fire protection services.
- Storage of hazardous or flammable materials not incidental to business operations.
- Outdoor storage unrelated to fire protection services is expressly prohibited.

Development Standards

- Building Height: Maximum 35 feet.
- Setbacks: Consistent with Light Commercial (LC) district standards.
- Screening: Outdoor storage areas to be fully enclosed by an 8-foot solid masonry, opaque metal, or solid wood fence, with landscaped buffers along property edges visible from public right-of-way. Screening shall be installed prior to use of any outdoor storage area.

Planned Development Standards and Summary

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Prosperity Fire Protection – PD Rezoning | 2909 Live Oak Drive, Mesquite, TX

- Landscaping: Minimum 10-foot landscape buffer along the street frontage, including evergreen screening shrubs and canopy trees spaced approximately every 30 feet.
- Lighting: Shielded, downward-directed fixtures only.
- Noise and Activity: Limited to typical service operations; no siren or alarm testing outdoors.
- **Operational Standards**
- Hours of Operation: Monday–Friday, 7:00 a.m.–5:00 p.m.; occasional after-hours or weekend vehicle returns allowed.
- Traffic: Minimal; primarily light-duty service trucks and standard deliveries.
- Fire Access: Fire lane access and turnaround shall be provided in compliance with the International Fire Code, Appendix D, as amended by City ordinance, as shown on the approved site plan.
- Outdoor storage areas shall not be used for parking and shall be clearly distinguished from required parking spaces on the approved site plan.

Purpose of Zoning Change

This PD–LC rezoning will enable Prosperity Fire Protection to operate within an existing building and utilize outdoor space efficiently for service vehicle storage and staging. The prior NGTC zoning does not permit warehouse or outdoor storage uses. The PD ensures site functionality for the business while maintaining compliance with City of Mesquite development standards and neighborhood compatibility objectives through controlled operations, defined storage areas, and enhanced screening.

Exhibit B – Development Standards
Z1125-0431

This Planned Development – Light Commercial (“PD-LC”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“MZO”), as amended, and adopts Light Commercial (“LC”) zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-LC district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

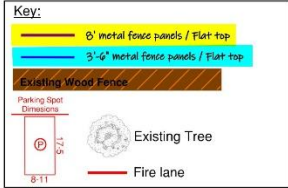
1. **Permitted Land Uses.** The permitted uses on the PD-LC district property include the permitted uses in the LC District classification as set out in the MZO, and those permitted uses on the PD-LC district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-LC district property are identified in subsection 1.b. below.
 - a. The permitted uses requiring a Conditional Use Permit (“CUP”), as set out in the MZO, also require a CUP for the use to be permitted on the Property.
 - b. Any land use prohibited in the LC Zoning District, as amended, is also prohibited unless permitted in subsection 1.c. The following uses are also prohibited:
 - i. 554 Limited Fuel Sales
 - ii. 593 Used Merchandise
 - iii. 593a Pawnshops
 - iv. 5947 Gift, Novelty, Souvenir Shops
 - v. 5993 Tobacco Stores
 - vi. 5999g Paraphernalia Shops
 - vii. 61 Nondepository Institutions, including Alternative Financial Institutions
 - viii. 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)
 - ix. 753 Automobile Repair Shops
 - x. 754 Automotive Services
 - c. The following uses are permitted on the Property without a CUP.
 - i. 1711 Fire Sprinkler Installation
 - ii. 7389 Fire Protection Services
 - iii. Accessory Outdoor Storage shall be located as shown on the Concept Plan and shall be limited to bundles of black steel pipe (1-1/4" to 6"), not more than three company trucks (light load vehicle), and two trailers.
2. **Development Standards.** In addition to the requirements of the “LC” base zoning district, the PD-LC is subject to the following.
 - a. **Site Plan.** The site plan shall be consistent with the Concept Plan as shown in Attachment 9 and shall comply with the applicable development regulations in the

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Zoning Change

MZO and Mesquite City Code. Deviations from the Concept Plan may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.

- b. **Landscaping.** In addition to meeting the Light Commercial zoning district landscaping requirements in the Mesquite Zoning Ordinance (MZO), the site must include the following additional landscaping:
 - i. A minimum 10-foot landscape buffer along the street frontage, including evergreen screening shrubs and canopy trees spaced approximately every 30 feet.
 - ii. Ornamental trees along the property line with the adjacent multi-family development as shown on the Concept Plan, spaced approximately every 30 feet are required.
- c. **Screening.** Outdoor storage areas to be fully enclosed by an 8-foot solid masonry or solid wood fence, with landscaped buffers along property edges visible from public right-of-way. Screening shall be installed prior to use of any outdoor storage area. Solid metal fencing is not permitted.
- d. **Fencing.** All screening and security fencing on the property shall be maintained in a like-new manner, meaning any portion of fencing showing signs of deterioration, broken or missing panels, or creates a safety hazard, shall be replaced.
- e. **Lighting:** In addition to meeting the lighting standards in the MZO, the site shall use shielded, downward-directed fixtures only.
- f. **Noise and Activity:** In addition to meeting the Mesquite Noise Ordinance, no siren or alarm testing outdoors allowed.
- g. **Hours of Operation:** Monday–Friday, 7:00 a.m.–7:00 p.m.
- h. **Parking:** Outdoor storage areas shall not be used for parking and shall be clearly distinguished from required parking spaces on the approved site plan.

2909 Live Oak Drive,
Mesquite, TX 75150



Parking spaces calculation

https://library.municode.com/tx/mesquite/codes/code_of_ordinances?nodeId=PTTICORR_APRX2CORR_PT3NODL_3-400REPALO_RE_3-404NUPASPRE

3-405 - Table of parking standards—Nonresidential uses.

4 - Commercial/trades

1 space for each 300 square feet of office/display area plus 1 space for each 750 square feet of storage/plant area.

48.0 ft x 65.0 ft = 3,120.0 SF
3,120.0 SF / 300 SF = 10.4

11 parking spaces

50.3 ft x 129.1 ft = 6,493.73 SF
6,493.73 SF / 750 SF = 8.66

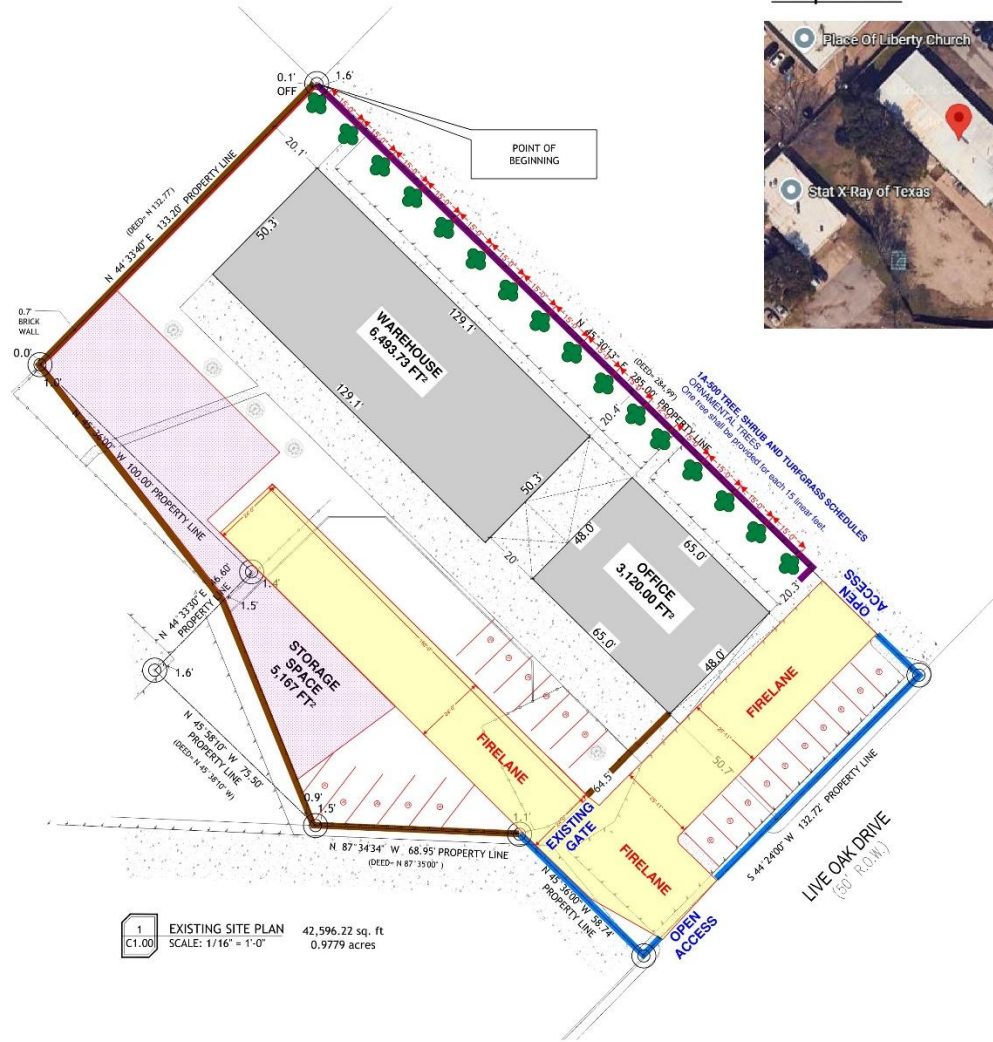
9 parking spaces

TOTAL PARKING SPACES REQUIRED

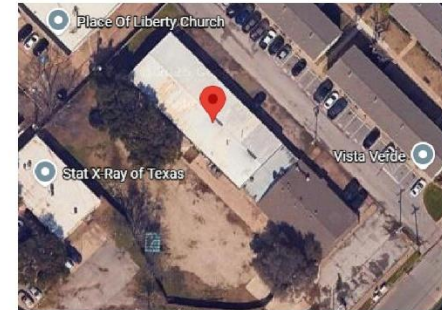
20

TOTAL PARKING SPACES ACCOMMODATED

21



Map View



SQUARE FOOTAGE			
FIRST FLOOR PLAN			
EXISTING LIVING AREA	APPROX.	9614	S.F.
EXISTING COVERED PORCH	APPROX.	956	S.F.
EXISTING COVERED PATIO	APPROX.	748	S.F.
TOTAL			
TOTAL LIVING AREA	APPROX.	9614	S.F.
TOTAL COVERED AREA	APPROX.	10820	S.F.
TOTAL FOUNDATION AREA	APPROX.	10820	S.F.
LOT SIZE	APPROX.	42074	S.F.
% OF COVERED AREA	APPROX.	2	%